

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Attached hereto and incorporated herein by reference are:

- A. Property line map and right of way adjustments;
 - B. Existing zoning and preferential street system map;
 - C. Generalized Land Use Plan; and
 - D. Planned Development Use and Bulk Regulations and Data Chart.
12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as promulgated by the Commissioner of Planning.

[Bulk Regulations and Maps attached to this Plan of Development
are printed on pages 7535 through 7539
of this Journal.]

Reclassification Of Area Shown On Map No. 9-G.

PD 438

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map No. 9-G in area bounded by

a line 325 feet northwest of West Belmont Avenue (as measured along the east line of North Clark Street); North Dayton Street; a line 275 feet northwest of West Belmont Avenue (as measured along the east line of North Clark Street); and North Clark Street,

to those of a B4-3 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 9-G.

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 7540)

(Continued from page 7534)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-G in area bounded by

North Seminary Avenue; West Cornelia Avenue; a line 378 feet west of and parallel to North Seminary Avenue; the alley next north of and parallel to West Cornelia Avenue; the 2nd alley east of and parallel to North Racine Avenue; a line 141.26 feet north of and parallel to West Cornelia Avenue; the west line of the now abandoned C.M. St. P. & P. Railroad; a line 163.53 feet long as measured along the south line of West Eddy Street and measuring west from North Seminary Avenue,

to those of a Residential Planned Development which is hereby established in the area above described, subject to use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. That this ordinance shall be in force and effect from and after its passage and due publication.

Residential Planned Development attached to this ordinance reads as follows:

Residential Planned Development # 438

Statements.

1. The area delineated herein as "Residential Planned Development" is owned by First American Bank, as Trustee u/t/a dated 11/17/83, and known as Trust No. 83-33. The beneficial owner of such trust is Bethlehem Industries, Inc., an Illinois corporation. The shareholders of Bethlehem Industries, Inc., are: Thomas W. Henrickson, Nancy Teruko Yasutake, Charles R. Henrickson, Richard J. Henrickson, and Jane I. Henrickson. The contract purchaser of such property is Enterprise Development Co. The planned development shall be under the single designated control of Enterprise Development Co.
2. The off-street parking shall be provided in compliance with this plan of development. No off-street loading facilities shall be provided.
3. Any dedications or vacations of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or his successors, assigns, or grantees and approval by the City Council.
4. All applicable official review, approvals or permits are required to be obtained by the Applicant, its successors, assigns or grantees.

10208



5. Service drives, if any, or any other ingress or egress lanes not heretofore proposed to be dedicated shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. No parking shall be permitted within such paved areas.
6. 101 multi-family residential units, accessory uses and parking shall be permitted within the planned development. A minimum of 85 parking spaces shall be provided.
7. The following information sets forth data concerning the property included in said development.
8. Minimum periphery setbacks shall be 0 feet - 0 inches.
9. Identification signs may be permitted within the area delineated as Residential Planned Development, subject to the review and approval of the Department of Inspectional Services or the Department of Planning.
10. This Plan of Development is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.
11. A minimum of 12,000 square feet shall be reserved for common open spaces in the form of courtyards within the existing buildings.
12. The Plan of Development hereto attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning at the time of passage.

Use and Bulk Regulations and Data attached to this Residential Planned Development reads as follows:

*Residential Planned Development Plan Of
Development.*

Use And Bulk Regulations And Data.

| Net Site Sq. Feet | Area Acres | General Description Of Land Use | Maximum Site Floor Area Ratio Of | Maximum Percent Site Coverage |
|----------------------|---------------|---|--|--|
| 76,052 | 1.75 | 101 multi-family residential units, accessory uses, and parking. | 1.06 | 77% |

Gross Site Area = Net Site Area + Area Remaining in the Public Right of Way

105,492 = 76,052 + 29,440

Off Street Parking and Loading:

Minimum accessory off-street parking: 85 Spaces

Loading berths: None

Maximum Site Floor Area Ratio: 1.06

Setbacks and Site Coverage:

Minimum Setbacks: 0 feet-0 inches

Maximum Site Coverage: 77%

Minimum Common Open Space: 12,000 square feet

[Maps attached to the Plan of Development are printed on pages 7543 through 7547 of this Journal.]

[Plat of Survey omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk.]

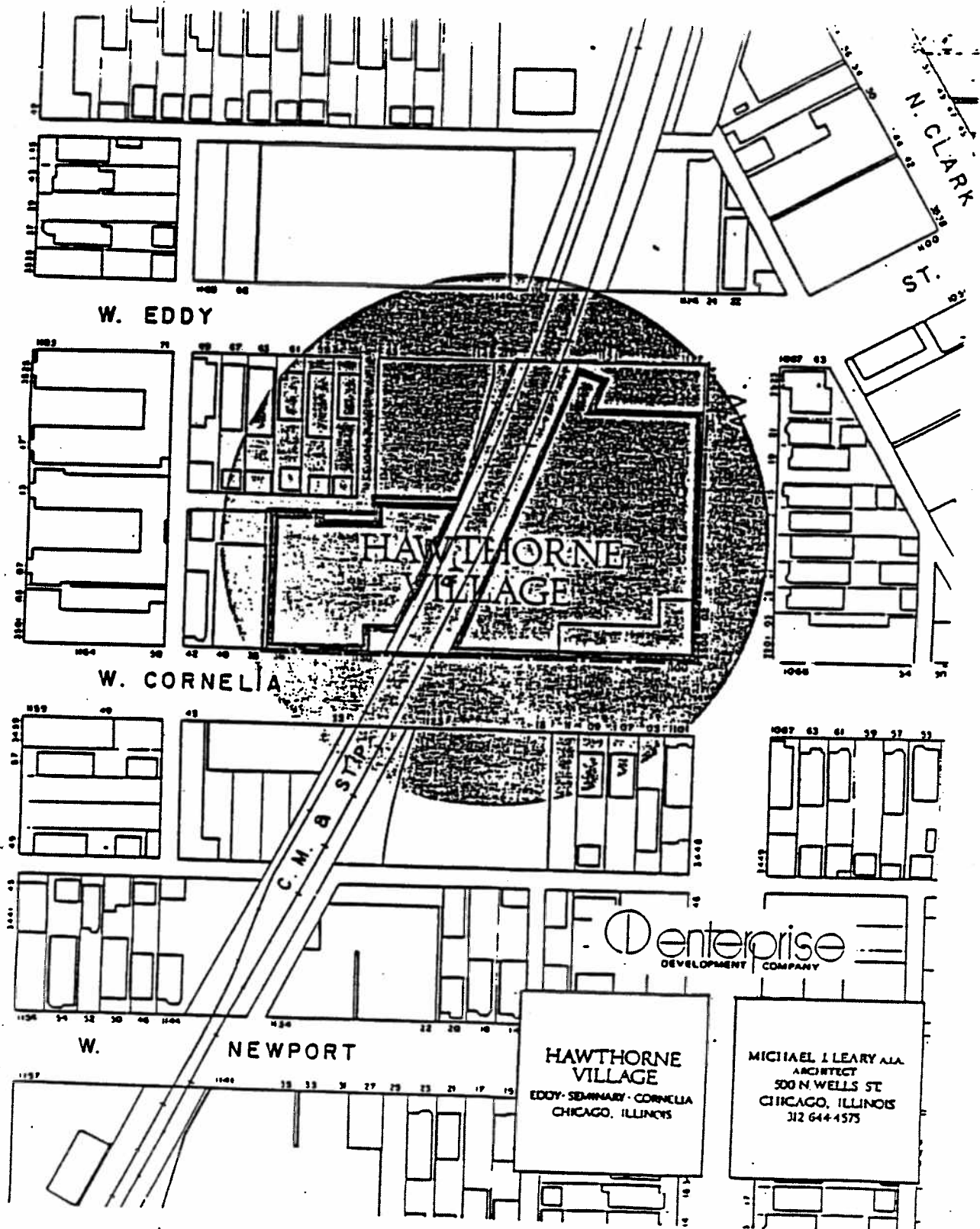
~~Reclassification Of Area Shown On Map No. 9-I.~~

~~Be It Ordained by the City Council of the City of Chicago:~~

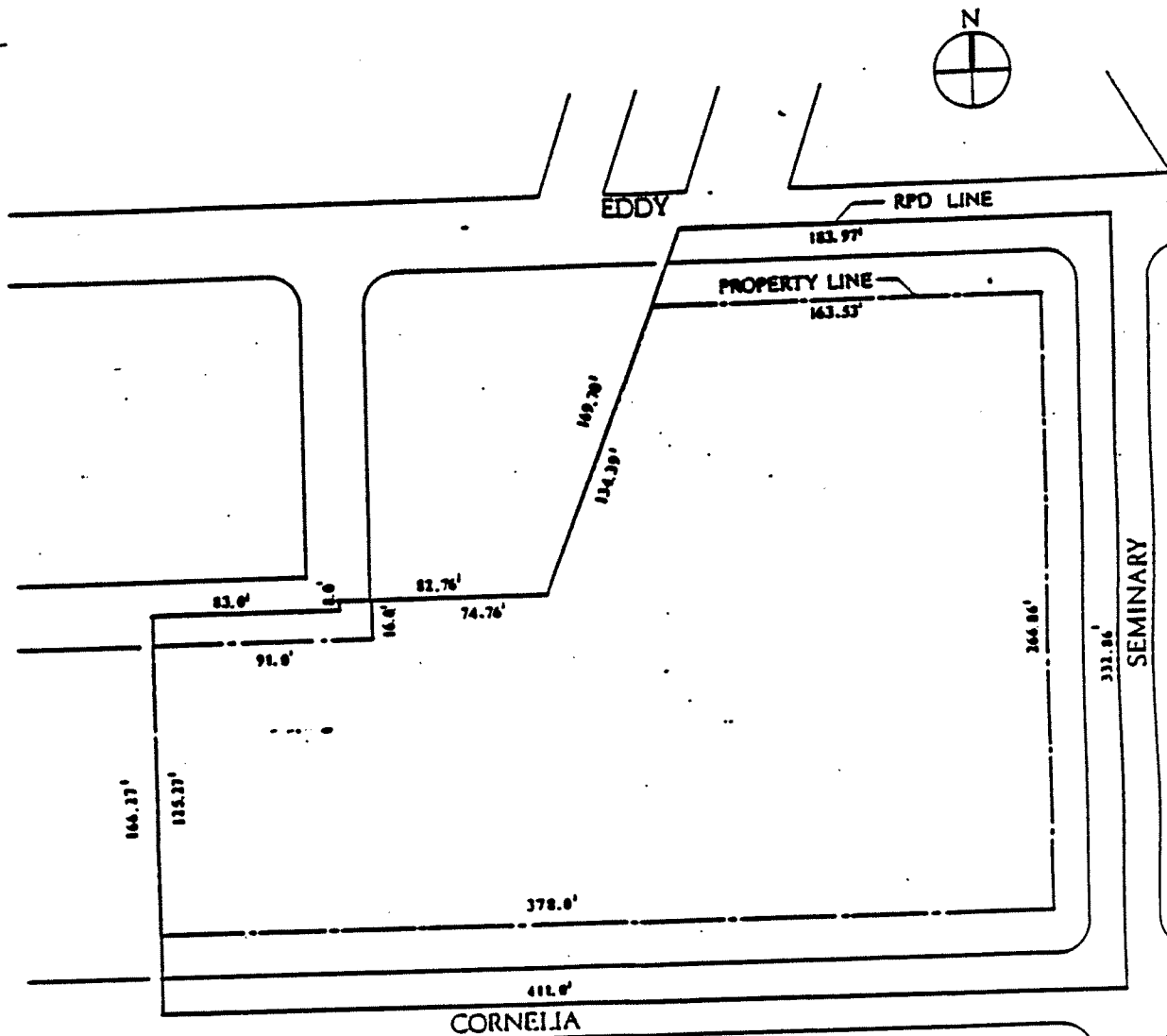
~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 9-I in the area bounded by~~

~~a line 1,589.34 feet north of West Addison Street; a line 174.72 feet east of North Talman Avenue or the line thereof if extended where no street exists; West Bradley Place or the line thereof if extended where no street exists; North Talman Avenue; a line 762.5 feet north of West Addison Street; and the North Branch of the Chicago River,~~

~~(Continued on page 7548)~~



Enterprise
DEVELOPMENT COMPANY



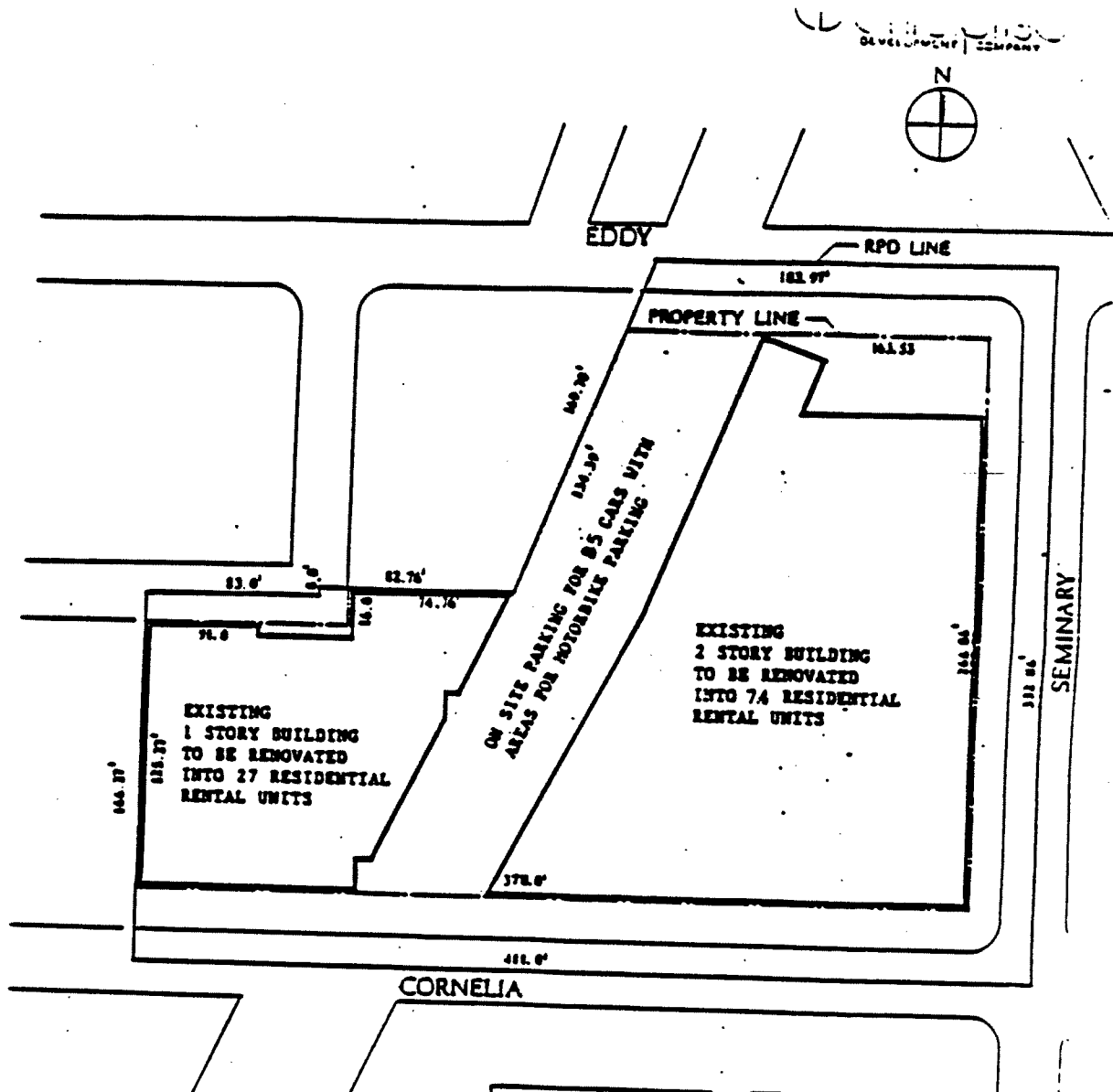
PROPERTY LINE MAP

SCALE: 1/60" = 1'-0"

AUGUST 31, 1987

HAWTHORNE
VILLAGE
EDDY SEMINARY - CORNELIA
CHICAGO, ILLINOIS

MICHAEL J LEARY AIA
ARCHITECT
300 N WELLS ST
CHICAGO, ILLINOIS
312 644 4573



**GENERALIZED LAND
USE PLAN**

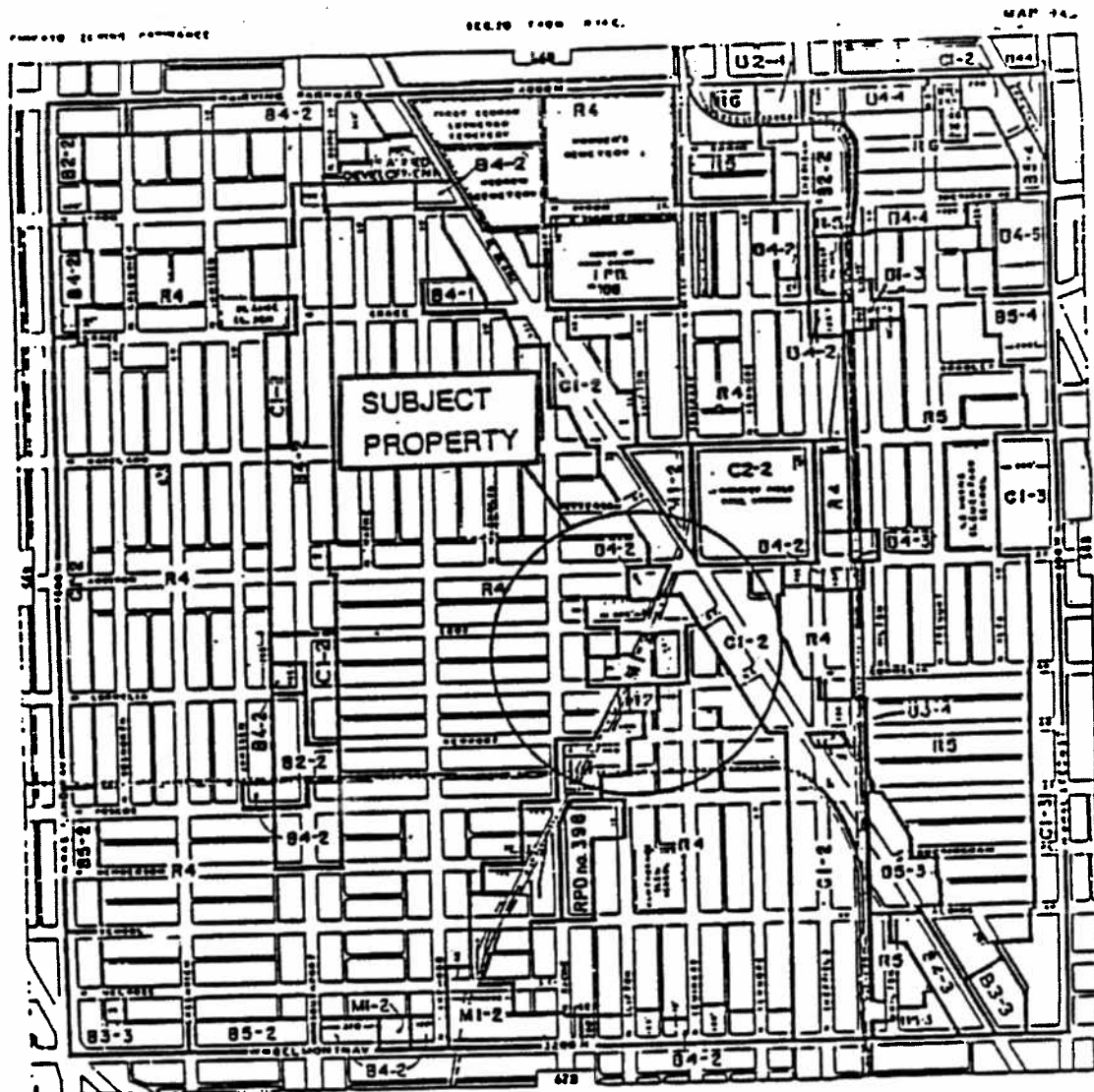
SCALE: 1/60" = 1'-0"

AUGUST 31, 1987

Amended: Nov. 12, 1987

**HAWTHORNE
VILLAGE**
EDDY - SEMINARY - CORNELIA
CHICAGO, ILLINOIS

MICHAEL J. LEARY AIA
ARCHITECT
300 N. WELLS ST.
CHICAGO, ILLINOIS
312 644-4573



Enterprise
DEVELOPMENT COMPANY

NEIGHBORHOOD
LOCATION MAP

AUGUST 31, 1987



HAWTHORNE
VILLAGE
EDDY SEMINARY - CORNELIA
CHICAGO, ILLINOIS

MICHAEL J. LEARY AIA
ARCHITECT
500 N. WILLS ST
CHICAGO, ILLINOIS
712 644 4575